



CITY OF
**West
Linn**

Pre-app Comments

**Project Number: PA-22-10
1560 Rosemont Road**

Engineering Contact:

Casey Thompson, EIT
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Telephone: (503) 722-3435

Project Description: Creation of 1 additional buildable lot

Pre-application meeting date: May 5, 2022

The comments provided below are based upon material provided as part of the pre-application packet and are intended to identify potential design challenges associated with the development. Comments are not intended to be exhaustive and do not preclude the engineering department from making additional comments as part of the formal land use application process.

TRANSPORTATION

Minimum Required Improvement:

- Rosemont Road Improvements:
 - Existing right-of-way width: 54 feet.
 - Classification: Collector
 - Street improvements shall match recent street improvements at 4992 Summit St (curb-tight sidewalk, per construction plans).

SANITARY SEWER

Minimum Required Improvement:

- Each proposed lot shall have its own sanitary sewer service line.
- An existing 8" sanitary sewer main line exists at the rear of the property and has capacity to receive additional flow from the 1 proposed lot.

DOMESTIC WATER

Minimum Required Improvement:

- Each proposed lot shall have its own water service and meter.
- An existing 8" water main line exists in Rosemont Rd. along property frontage.
- Any connection to the public water main line shall be made by City crews, who will install the service line to the edge of right-of-way.

SURFACE WATER (STORM SEWER)

Minimum Required Improvement:

- Onsite run-off generated from new impervious areas of greater than 5,000 square feet must be captured, treated, detained and conveyed to the nearest public stormwater system in accordance with the *Portland Stormwater Management Manual*, the Uniform Plumbing Code, and *City of West Linn Public Works Standards*.



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- Onsite run-off generated from new impervious area of greater than 1,000 square feet must be captured, treated, and conveyed to nearest public stormwater system.
- Stormwater facilities installed to capture, treat, detain and convey stormwater from the private improvements shall be privately owned and maintained.

OTHER

- All public improvements shall be constructed, inspected and accepted by the City prior to signing the plat.
- A dedication of approximately 7 feet is anticipated to be required along the frontage of the property at the time of development.
- Development shall pay all applicable System Development Charges (SDC) fees at the time of home construction.
- Future development of the site will disturb more than 1 acre, therefore a 1200-CN Erosion Control Permit Application, as outlined in Section 2.0066 of the *City of West Linn Public Works Standards*, will be required prior to the commencement of construction.